

DOC. #5101
ADOPTED 10/13/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER PAUL R. SUMMERS
PARCEL R-59-D-2 (45 OLD RUTHERFORD AVENUE, CHARLESTOWN)
CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT # R-55)

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Paul R. Summers, has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-59-D-2 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Paul R. Summers be and hereby is finally designated as Redeveloper of Parcel R-59-D-2 in the Charlestown Urban Renewal Area.
2. That it is hereby determined that Paul R. Summers possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted for the development of Parcel R-59-D-2 conform in all respects to the Urban Renewal Plan for the Project Area.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-59-D-2 to said Paul R. Summers, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers's Statement for Public Disclosure" (Federal Form H-6004).



PARCEL R-59-D-2
(PAUL SUMMERS)

SOMERVILLE

CAMBRIDGE

LITTLE MYSTIC CHANNEL

CHELSEA

ST

NEW
RUTHERFORD

MAIN

BUNKER HILL

MEDFORD

SCHOOL

ST JOSEPH'S

AVE

ST

ST

ST

ST

WILLIAM A PIZZURO
GRACE J PIZZURO
#5 LC 14766A

ROBERT & NEILLY
WHEAT HOUSE

OLGEMO LACASO
ROSALIA LACASO

CHARLES MC GURDY
WHEAT HOUSE

HARVARD

PARCEL R-59D-2
Area = 3,434 Sq Ft.

45

OLD RUTHERFORD AVENUE

CHARLESTOWN MASSACHUSETT

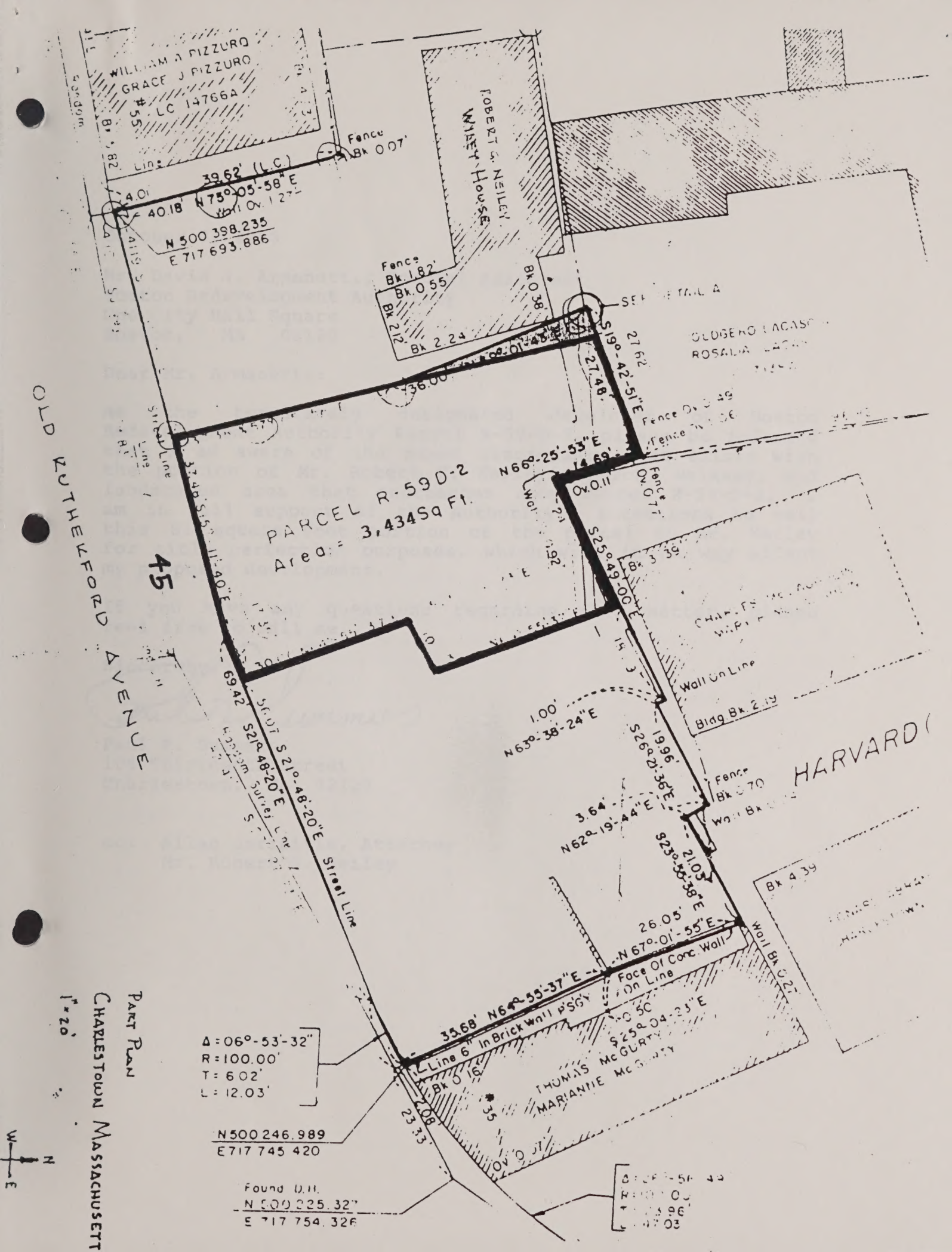
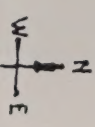
PART PLAN

A = 06°-53'-32"
R = 100.00'
T = 6.02'
L = 12.03'

N500 246.989
E717 745.420

Found U.I.I.
N500 225.327
E717 754.326

A = 06°-53'-32"
R = 100.00'
T = 6.02'
L = 12.03'



October 7, 1988

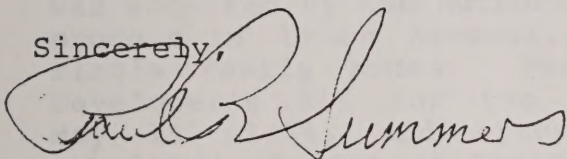
Mr. David J. Armanetti, Special Assistant
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02129

Dear Mr. Armanetti:

As the tentatively designated developer of Boston Redevelopment Authority Parcel R-59-D-2, please be informed that I am aware of the minor discrepancy that exists with the portion of Mr. Robert G. Neiley's porch, walkway, and landscaped area that encroaches upon Parcel R-59-D-2. I am in full support of the Authority's intentions to sell this 81 square foot portion of the parcel to Mr. Neiley for title perfection purposes, which will in no way affect my proposed development.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

A handwritten signature in cursive script, reading "Paul R. Summers". The signature is written in dark ink and is positioned below the word "Sincerely,".

Paul R. Summers
106 Thirteenth Street
Charlestown, MA 02129

cc: Allan Jarisitis, Attorney
Mr. Robert G. Neiley

MEMORANDUM

OCTOBER 13, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
JAMES F. ENGLISH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
DAVID J. ARMANETTI, SPECIAL ASSISTANT
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT #R-55)
DISPOSITION PARCEL R-59-D-2 (45 OLD RUTHERFORD AVE)
FINAL DESIGNATION OF REDEVELOPER

SUMMARY: Memorandum requesting the granting of Final Designation as redeveloper to Mr. Paul Summers, for the construction of a two family home on Boston Redevelopment Authority Disposition Parcel R-59-D-2, located at 45 Old Rutherford Avenue within the Charlestown Urban Renewal Area.

Charlestown Disposition Parcel R-59-D-2, consisting of 3,434 square feet, is located at 45 Old Rutherford Avenue within the Charlestown Urban Renewal Area (see map). The parcel was acquired by the Authority during the original land assembly process of Urban Renewal, and was formerly the site of two single family homes. Permission to advertise and issue a Developer's Kit for the site was granted by the Board on May 15, 1986, and after analysis of the four proposals submitted, Tentative Designation as redeveloper of the parcel was granted to Mr. Paul Summers, on November 19, 1987. At this time, Mr. Summers has advanced in the development process to a point where the granting of Final Designation as redeveloper is recommended.

Mr. Summers' proposal for the site includes a two unit, 2½ story colonial home, with a full basement and half attic. The exterior design treatment includes clapboard siding, shingles, and an asphalt shingle roof, to match the surrounding area. The first floor unit, to be occupied by Mr. Summers (who is confined to a wheelchair) and his wife Marion, has a total square footage of 1,320 square feet, and includes: two bedrooms, a country kitchen, a large living room, and 1½ bathrooms. The second floor rental unit (whose income will assist the Summers' in paying for the construction of the house) has a total square footage of 1,236 square feet, and includes: a separate, private entry, two bedrooms, a small kitchen, a living/dining area, and one full bathroom.

The proposal, with an overall floor to area ratio (FAR) of .92 (3,154 gsf/ 3,434 lsf) and a height of 25 feet, includes: four off-street parking spaces to the rear of the lot, a small deck at the rear of the second floor, garden/open space at the northeast of the lot, and ramps to the side and rear of the structure for handicapped access.

The total development cost (TDC) for the project is estimated at \$160,000 (\$51/gsf) (excluding land costs). The general contractor for the project will be Keystone Construction of West Roxbury. Architectural services for the project are being provided by J.W. French Associates of Boston. The estimated construction period for the project is approximately four months. When completed, the property is expected to generate approximately \$25,000 in annual property taxes to the City of Boston.

Mr. Summers' requests for the zoning variances necessary to construct the project were recommended as approved by the Authority on August 18, 1988, and were granted by the Board of Appeal on August 23, 1988. Final Design approval was granted by the Authority on October 7, 1988, and the building permit for the project (#4064) has been issued. Mr. Summers has a full financing commitment from the Charlestown Cooperative Bank (see attached letter).

As Mr. Paul Summers has fulfilled all the conditions of his Tentative Designation (design approval, zoning variances, financing commitment), and as the construction of this project will provide a first-time homeownership opportunity for a Boston resident (Mr. Summers), will greatly improve the appearance of the parcel and the immediate area, and will generate revenue both to the Authority (in disposition proceeds) and the City of Boston (in future property taxes), it is recommended that Mr. Paul Summers be granted Final Designation as redeveloper of Parcel R-59-D-2 within the Charlestown Urban Renewal Area.

An appropriate resolution is attached.

